PETITION FOR ZONING VARIANCE 85-33-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A 04.3.B.3 for a side yard setback of 29'6" in lieu of the required 50' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Practical difficulty - The home was built in 1970 and so situated on the lot that a side addition is the only feasible direction to expand (septic in rear yard and well in front yard). The family needs the expanded space for an eating area and rec-reation room - they cannot afford to move. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Charles R. James (Type or Print Name) (Type or Print Name) Market Lane Helen M. James (Type or Print Name) Representative 1906 Lindemann Lane 561-2346 Lutherville, MD 21093 Name, address and phone number of legal owner, con-Baltimore, MD 21207 Security Builders, Inc. Name Albert R. Donnelly 6660 Security Blvd. Attoxion's Telephone No.: 265-8000 --- Baltimore, MD -- 21207 -- 265-8000 Phone No. ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_\_ 12th day of \_\_\_\_\_\_, 19\_84\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_lst \_\_day of \_August \_\_\_\_, 19\_84 , at 10:00 o'clock A. M. 85-33-A BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this lith day of June, 1984. Zoning Commissioner Petitioner Charles R. James, et uxReceived by: Micholas B. Commodian Petitioner's Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee >

BALTIMORE COUNTY **ZONING PLANS** ADVISORY COMMITTEE PETITION AND SITE PLAN

KY-S-N.W. PS-52 N.W.19 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WOR
TOWSON, MARYLAND 21204 TP-N.W. 13-E TX- 59 July 13, 1984 HARRY J. PISTEL, P. E. DIRECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 Re: Item 336 (1983-1984) Property Owner: Charles R. James, et ux W/S Lindemann Lane 454.57' S/W Greenspring Ave. Acres: 100 x 187.10 District 3rd. The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject Baltimore County highway and utilities improvements are not directly involved. Lindermann Lane, an existing public road, is proposed to be further improved in the future on a minimum 40-foot right-of-way. Sediment Control: Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil. Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent)

to prevent creating any nuisances or damages to adjacent properties, especially by the

This Office has no further comment in regard to the plan submitted for Zoning

GILBERT S. BENSON, P.E., Asst. Chief

Bureau of Public Services

concentration of surface waters. Correction of any problem which may result, due to

improper grading or improper installation of drainage facilities, would be the full

Advisory Committee review in connection with this Item 336 (1983-1984).

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204 NORMAN E. GERBER DIRECTOR Mr. Arnold Jablon 7-12-84 Zoning Commissioner County Office Building Towson, Maryland 21204 Re: Zoning Advisory Meeting of 6/13/84 Property Owner: Charles R. Jumes, etuy Location: w/s Lindonan nlane Sky of Greenspring Ave. The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are (X) There are no site planning factors requiring comment.
( )A County Review Group Meeting is required. )A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract. )A record plat will be required and must be recorded prior to issuance of a building permit. The access is not satisfactory. )The circulation on this site is not satisfactory. The parking arrangement is not satisfactory. )Parking calculations must be shown on the plan.
)This property contains soils which are defined as wetlands, and development on these soils is prohibited. )Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations. )Development of this site may constitute a potential conflict with the Baltimore County Master Plan. )The amended Development Plan was approved by the Planning Board )Landscaping should be provided on this site and shown on the plan. )The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service )The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

There are no comprehensive planning factors requiring comment

Zoning Petition Nos. 85-25-A, 85-30-A, 85-33-A.

Date July 18, 1984

Office of Planning and Zoning

Arnold Jablon

TO Zoning Commissioner

SUBJECT 85-34-A, 85-35-A and 85-36-A

on these petitions.

NEG/JGH/sf

Norman E. Gerber, Director FROM Office of Planning and Zoning

> The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the approtateness of the zoning action requested, but to assure regard to the development plans of plans or problems with this case. The Director of Planning may file a written as to the suitability of the requested zoning. Building Department Board of Education Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be filing on the hearing file. This petition was accepted for hearing scheduled accordingly. Zoning Administration Industrial Development Very truly yours, Kehelas P. Commedan, NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee NBC:bsc Enclosures BALTIMORE COUNTY
> FIRE DEPARTMENT
> TOWSON MARYLAND 21204-2586
> 494-4500 494-4500 PAUL H. REINCKE CHIEF June 18, 1984 Mr. William Hammond Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee RE: Property Owner: Charles R. James, et ux Location: W/S Linemann Lane 454.57' S/W Greenspring Avenue Zoning Agenda: Meeting of 6/12/84 Item No.: 336 Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. ( ) 2. A second means of vehicle access is required for the site. ( ) 3. The vehicle dead end condition shown at

> > EXCEEDS the maximum allowed by the Fire Department.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

to occupancy.

Planming foroug

( ) 6. Site plans are approved, as drawn.

Special Inspection Division

( ) 4. The site shall be made to comply with all applicable perts of the

( $\checkmark$  5. The buildings and structures existing or proposed on the site shall

REVIEWER: Coft Int Kly 6-18-14 Approved: Leonge M Wegand

Fire Prevention Code prior to occupancy or beginning of operation.

Association Standard No. 101 "Life Safety Code", 1976 Edition prior

comply with all applicable requirements of the National Fire Protection

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Mr. Albert R. Donnelly

Security Builders, Inc. 6660 Security Blvd.

Dear Mr. Donnelly:

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Baltimore, Md. 21207

Nicholas B. Commodar

MEMBERS

Department of Traffic Engineering

State Roads Commiss

Bureau of Fire Provention

Health Department

Project Planning

Bureau of Engineering

July 18, 1984

Variance Petition

RE: Item No. 336 - Case No. 85-33-A

Petitioner - Charles R. James, et ux

GSB:EAM:FWR;rm

responsibility of the Petitioner.

JAN 29 1965

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/workk mot result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested with/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should xxxx be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_\_\_ day of August, 19 8; that the herein Petition for Variance(s) to permit a side yard setback of 291 feet in lieu of the required 50 feet, in accordance with the site plan marked Petitioners' Exhibit 1, be and the same is hereby GRANTED, from and after the date of this Order, subject to the following:

> 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its

cc: Mr. & Mrs. Charles R. James People's Counsel

original condition.

AJ/srl RECEIVED FOR I

85-33-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting 7-13-84 District 3 Nd Petitioner: CHARLES R. JAMES ET WX Location of property: WIS LINDEMANN LANE, 454,57 SW OF GREENSPRING AYE ( 1906 LINDEMONN AVE.) Location of Signs: IN FRONT OF 1906 LINDEMANN AVE.

L43197 PG SIÇATE OF PUBLICA ON PETITION FOR VARIANCE
3rd Election District
2018(16) Publish for Variance
LOCATION: Would add Lindersem Lane, #56.57'
SW of Greenspring Avenue (1905 Lindersen)
Lane DATE & TIME: Wednesday, August 1, 1984 at 10:00 A.M. PUBLIC REARNG: Room 106, County Office Building, 111 W. Cheespeake Avenue, Towson, Stayland The Zoning Commissioner of Baltimore County, by Authority of the Zoning Act and Regulations of Baltimore County, will told a public hearing. THIS IS TO CERTIFY, that the annexed advertisement Pression for Variance for a side pand setbect was published in the TOWSON TIMES, a weekly news-Being the property of Charles R. James, et us, as shown on pist plan filed with the Zoning Departpaper distributed in Towson, Baltimore County, Md., once a week for \_\_\_\_\_ consecutive weeks, the The TOWSON TIMES Martune and like 

BA!TIMORE COUNTY
DEPARTMENT OF PERMITS G LICENSES
TOWSON, MARYLAND 2:204
494-3610 July 16, 1984 To: Nick Commodari From: Ted Burnham Office of Planning and Zoning County Office Building Treson, Maryland 21204 Charles R. James W.S Lindemann Lane Variance to permit a side yard setback of 29'6" in lieu of 50' The items checked below are applicable: A. all structure shall conform to the Baltimore County Building Code 1981/ and other applicable Codes. (B.) A building/and other miscellaneous permits shall be required before beginning C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. E. An exterior wall erected within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2, P. Requested variance conflicts with the Baltimore County Building Code, G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Gode requirements for the proposed change. Drawings may require H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction HOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.

Charles E. Burnham, Chief

85-33-A CERTIFICATE OF PUBLICATION PETITION FOR VARIANCE 3rd Election District TOWSON, MD., \_\_\_\_\_July\_12\_\_\_\_, 19.84\_ ONING: Petition for Vari ance
OCATION: West side Lindemann Lane, 464.57 SW of
Greenspring Avenue (1808
Lindemann Lane)
DATE & TIME: Wednesday,
August I, 1984 at 10:00 A.M. THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed PUBLIC HEARING: Room: 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland and published in Towson, Baltimore County, Md., appearing on The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: \_\_\_\_July\_12\_\_\_\_\_, 19\_84. Petition for Variance for a side yard setback of 29 ft. 6 inches in lieu of the required 50 ft. THE JEFFERSONIAN, Being the property of Charles R. James, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of

ARNOLD JABLON,

Zoning Commissioner
of Baltimore County
July 12. 18 Venetorli \$20.00

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 ARNOLD JACION ZONING COMMISSIONER July 27, 1984 Mr. & Mrs. Charles R. James 1906 Lindemann Lane Lutherville, Maryland 21093 Re: Petition for Variance W/S Lindemann La., 454.57 SW of Greenspring Avenue (1906 Lindemann Lane) Charles R. James, et ux - Petitioners Case No. 85-33-A Dear Mr. & Mrs. Esmest This is to advise you that \$50.44 is due for advertising and posting of the above property. This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. No. 131961 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT OLD JABLON ng Commissioner \_\_ACCOUNT\_ R-01-615-000 AMOUNT \$50.44 RECEIVED Charles R. James advertising and posting Case 85-33-A

W/S Lindemann La., 454.57' OF BALTIMORE COUNTY SW of Greenspring Ave. (1906 Lindemann La.) 3rd District CHARLES R. JAMES, et ux, : Case No. 85-33-A Petitioners :::::: ENTRY OF APPEARANCE Please enter the appearance of the People's Counsel in the

The same of the sa

above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 19th day of July, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Charles R. James, 1906 Lindemann Lane, Lutherville, MD 21093, Petitioners; and Mr. Albert R. Donnelly, Security Builders, Inc., 6660 Security Blv., Baltimore, MD 21207, Representative for Petitioner.

Mr. & Mrs. Charles R. James 1906 Lindemana Lane Lutherville, Maryland 21093

> NOTICE OF HEARING Re: Petition for Variance W/S Lindemann Lane, 454.57' SW of Greenspring Avenue (1906 Lindermann Lane) Charles R. James, et ux - Petitioners Case No. 85-33-A

TIME: 10:00 A.M. DATE: Wednesday, August 1, 1984 PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

cc: Security Builders, Inc. c/o Albert R. Donnelly 6660 Security Boulevard Baltimore, Maryland 21207

> Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH/RECEIPT -01615000

6 674\*\*\*\*\*\*35001b 8044A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

3rd Election District

ZONING: Petition for Variance

LOCATION:

West side Lindemann Lane, 454.57' SW of Greenspring Avenue (1906 Lindemann Lane)

DATE & TIME: Wednesday, August 1, 1984 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance for a side yard setback of 29 ft. 6 inches in lieu of the required 50 ft.

Being the property of Charles R. James, et ux, as shown on plat plan filed with

the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

Number of Signs:

Beginning on the west side of Lindemann Lane 20' wide, at a distance of 454.57' southwest of Greenspring Avenue.

Being lot 6, as shown on the revised plat of Lindemann

Heights. Plat book 8, folio 55 also known as 1906 Lindemann

Lane in the 3rd election district.

Plat showing property known as #1906 LINDEMANN LANE, Baltimore County, 'Maryland. Also known as Lot 6, as shown on the REVISED PLAT OF LINDEMON HEIGHTS, which Plat is recorded among the Land Records of Baltimore County in Plat Book 8, Folio 55. N32º15E crame shed owners fence & shed (3:1) encroachment: >Eptil) NEIGHBORS House 🥆 macadam 4/906 neighboris driveway 1 story encroa chment frame 151.57 to the southwest side of Greenspring Road (Dover Ad-Plat) edge paving N 32°15'E 10. - 20'± mac. -100 -edge paving VICINITY MAP Lindemann Lane 30:PM (Broadway - Plat) CRONHARDT 21093 18710 + Sq. Ft. ZONED RCJ NNIGHT #336 SCALE: 1":30" - -